



May 5, 2018

### **FUMIGATION OF 7628 & 7634**

#### **PLANNED FOR 5/14/18 – 5/16/18**

As part of the on-going maintenance, the Association is planning to fumigate Buildings **7628 & 7634 for termites on 5/14/18 – 5/16/18**, weather permitting. The work will be done by Lenz Pest Control (805-962-9151). Please plan ahead. Notices and authorization forms (along with bags) have been distributed to the residents. If you have not done so, please complete the authorization form and mail it in to Lenz. A self-addressed-stamped-envelope has been provided for you. If you own a unit at either 7628 or 7634, please inform your tenants of the planned project and make sure they return the form to Lenz. Any delay or rescheduled fee will be passed on to the owner of the unit that causes the problem.

On the day of tenting, each unit will need to give their labeled unit key(s) to the pest control company to keep during the fumigation. For obvious reasons, the unit must be vacant for 3 days and 2 nights. All pets and plants must be out of the unit. (During this time, you may temporarily place your plants in your carport). When the tent goes up on Monday morning, access to your unit will be available again around 3PM on that following Wednesday.

The Association is only responsible for paying for the cost of fumigation. All other costs including for the temporary relocation will be up to the individual owner/resident.

It is critical that the residents of those buildings are prepared when the time comes. Any charges for delay or rescheduling by Lenz will be passed on to the problematic unit owner. If you rent, please make sure your tenants are aware of the scheduled work.

**PLEASE NOTE:** At this time, Lenz has **NOT** received the authorization form from the following units:

**7628: #118, 234, 235, 236, 335, 338.**

**7634: #127, 252.**

**If you are the landlord to one of the above units, please get your tenants to immediately return the completed authorization form to Lenz. Otherwise, you may be assessed a hefty invoice. Your cooperation is appreciated.**

Thank you in advance for your cooperation. For questions specifically related to the tenting procedures, please call Marian of Lenz Pest Control.

### **DUMPSTER FOR LARGE ITEMS**

#### **TO BE DELIVERED (5/28/18 – 6/18/18)**

On 5/28/18, Marborg is scheduled to deliver a large dumpster to be placed in the Phase 3 Parking area across from Bldg 7606. If you have large items to throw out, this dumpster is for you. Large items like furniture, mattresses, appliances, etc. are acceptable. However, no household trash, dirt, construction debris, household recyclables, toxic or e-waste or green waste is permitted. The dumpster is scheduled to be picked up on 6/18/18.

Please note: the Association does not offer hauling services so please do not leave large items around. If you have large items to discard, please call your own hauler.

### **FOUNDATION WORK FOR 7606 CONSIDERED**

At the last few board meetings, there's been discussion on the sloping floor of a couple of units at 7606. Consequently, the Board has been discussing the work to rectify the problem



with Carter Construction. Upon receiving the final numbers from the contractor, the Board will make a decision shortly.

### **FUMIGATION OF 7630 & 7638**

#### **PLANNED FOR 6/25/18 – 6/28/18**

As part of the on-going maintenance, the Association is planning to fumigate Buildings **7630 & 7638 for termites on 6/25/18 – 6/28/18**, weather permitting. The work will be done by Lenz Pest Control (805-962-9151). Please plan ahead. Notices have been distributed to the residents. Authorized forms are forthcoming.

### **BROKEN CURBS AT 7602-7606 PARKING LOT TO BE REPLACED**

There are several broken concrete curbs in the Phase 3 parking lot that will need to be replaced. Over the years, the tree roots, as they get bigger, have cracked the curbs.

In order to replace the curbs and to minimize inconvenience, the project will be done in several stages. Each stage will cause a section of the parking lot to be shut down for possibly a couple of days. At this time, most likely, there will be 4 phases. Signs will be posted in the parking lot about a month in advance. Please be on the lookout. Unfortunately, if vehicles are not moved, they will be towed at vehicle owner's expense. If you park in Phase 3 and plan to be away, you may want to leave your car key with a neighbor.

### **SLURRY SEAL OF ASPHALT PLANNED**

As you know, last year, the asphalt was removed and replaced throughout the complex. For proper curing, the Assoc had to wait about a year before a slurry seal coat can be applied. The slurry seal will be scheduled sometime after the concrete curb project is complete. It will most likely be done in 4 phases and we will ask our neighbors at LogMein to allow us to use their parking lot once again. Please stay tuned.

### **ASSOC WELCOMES NEW MEMBERS**

The Assoc would like to welcome its latest members: Ms. M. Poster; Mr. P. Wilson; Mr. A. Vineyard, Mr. & Mrs. N. Bruskin.

### **SMOKING CAUSES NUISANCE**

As mentioned numerous times before, if you must smoke, please go to one of the designated smoking areas (7606 & 7638). There, you have a nice bench to sit and ash tray to properly discard your cig butts. Additionally, there's a pet waste bag station for your pet as well.

The governing documents prohibit activities that would cause a nuisance to the neighbors. Second hand smoke disturbs neighbors and causes a nuisance to those living nearby (not to mention it's a health hazard). If one thinks that smoking in one patio's or balcony's does not affect anyone, unfortunately, that thinking is incorrect. Please walk a few feet and smoke only in designated areas. Thank you.

### **REPORT GUTTER OR DOWNSPOUT PROBLEMS**

If and when it rains and you notice a problem with a downspout or gutter, please call 805-569-1121 #204. Thank you.

### **NO DOGS ALLOWED OVER 25 LBS**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.



### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **MAINTENANCE CONCERNS? PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what

is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

### **PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

### **BOARD MEETING SCHEDULED; AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, May 10, 2018, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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